

for sale

£240,000 Freehold



Vale View Road Sproughton Ipswich IP8 3FG

A well presented two-bedroom modern home situated within the popular Wolsey Grange development in Sproughton. The property offers stylish and contemporary living throughout, featuring a modern fitted kitchen, spacious living accommodation, en-suite to the master bedroom & allocated parking.

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Property Details

Entrance Hall

Entrance via double glazed front door. Built-in utility cupboard housing wall mounted gas fired boiler, with plumbing for washing machine and shelving. Wood effect luxury vinyl tile flooring, doors leading to living/dining room, kitchen and cloakroom.

Open Plan Living/Dining Room & Kitchen Area

Fitted with a contemporary range of matching base and eye level units with wood effect work surfaces. Inset one and a quarter bowl stainless steel sink drainer with mixer tap. Built-in electric oven with inset gas hob and extractor over. Integrated dishwasher and fridge-freezer, wood effect LVT flooring, understairs recess and stairs rising to first floor.

Living/Dining Area

Radiator, Sky television point and BT Openreach broadband point. Double glazed French doors with full height side panels opening onto the rear garden

Cloakroom

Obscure double glazed window to front. Fitted with a low level WC and pedestal wash hand basin with mixer tap. Radiator, tiled splashbacks, extractor fan and wood effect LVT flooring.

First Floor Landing

Radiator, loft access and doors to:

Bedroom One

Double glazed window to rear, radiator, built-in sliding mirror fronted wardrobes. Door to:

En-Suite

Comprising shower cubicle with electric shower, low level WC and pedestal wash hand basin. Tiled splashbacks, extractor fan, radiator and wood effect LVT flooring

Bedroom Two

Two double glazed windows to front, radiator and built-in double wardrobe with shelving.

Bathroom

Fitted with a panel enclosed bath with thermostatic shower over, low level WC and pedestal wash hand basin. Tiled splashbacks, extractor fan, radiator and wood effect LVT flooring.

Outside

To the front there is a low maintenance slate chipped garden with pathway leading to the entrance door. The rear garden is well maintained and mainly laid to lawn with a patio seating area, enclosed by fencing. Gated access leads to the allocated parking space within the residents' car park, which also offers additional visitor parking.





To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

Property Ref: ICH313192 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: B

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